



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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MEMORANDUM

Date: October 13, 2017
To: Portland Historic Landmarks Commission
From: Tim Heron, City Planner
 503-823-7726, tim.heron@portlandoregon.gov
Re: October 23, 2017 Landmarks Commission Hearing
 LU 17-107021 HRM – Barbur and Hooker Apartments

Please find the *Staff Report and Recommendation for Approval* of a new 4 and 3 story brick residential building in the Lair Hill/ South Portland Historic District.

DEVELOPMENT TEAM BIO:

Architect/Developer	Valuation	Approximate Gross SF	Site Area (SF)
Francis Dardis, STACK Architecture	\$9.0 M	50,950	23, 000

The building proposes 62 units in a massing with 4 stories along SW Barbur Boulevard and 3 stories on SW Hooker Street. Parking access from SW Hooked is provided for at grade and below grade parking. Stormwater will be managed on-site via a flow-through planter at the back of the property. The street-facing facades will be clad with brick and historic fiberglass windows. The rear and sides of the building will be clad with a 3-coat stucco system. The proposed structure includes historically inspired details such as a scored concrete base, painted smooth panel oriels, painted metal balconies, brick detailing, and a strong cornice to provide articulation and depth to the facade.

Previous Design Advice Request [DAR] Hearings were held before the Landmarks Commission on October 28, 2013, February 2, 2014, July 28, 2014 and the most recently on December 12, 2016. The summary notes from the fourth DAR [dated February 16, 2017] are attached and most relevant. Additional information about all four DARs, as well as summary drawings and information from these DARs have been included in the attached 11x17 drawing set dated October 23, 2017; see pages APP 16, 17, 18 & 19.

ZONING: Mixed Use Commercial Zone in the Lair Hill/ South Portland Historic District. The approval criteria of Title 33, Portland Zoning Code are the *Lair Hill Conservation District Design Guidelines [1980]*

Please let me know if you have any questions.

*Attachments: Zone Map
 11x17 drawings set dated October 23, 2017
 4th Design Advice Request Summary Notes dated February 16, 2017
 Lair Hill Conservation District Design Guidelines [1980]
 Lair Hill Land Use Review Committee Letter of Support*